

# Proposed Historic Districts Informational Meeting



**6 PM – 7 PM**  
**THURSDAY, NOVEMBER 10, 2016**  
**DEVELOPMENT SERVICES BUILDING**  
**DR SEMMES YMCA AT TRIPOINT**

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# Initiate Designation Process – UDC 35-605



1

- Receive application
- Verify eligibility

2

- Notify property owners
- **Informational Meeting – *determine name***

3

- Collect written support to initiate
- Verify written support to initiate

4

- 51% support to initiate
- HPO makes recommendation to HDRC

# Postcards



## Proposed Designation of Local Historic District

We the undersigned are owners of property  
located within the area proposed for local  
historic district designation.

Please check yes or no, include your signature,  
and print your phone number.

<b>YES</b>	I support the initiation of the designation process.	<b>NO</b>	I do <u>not</u> support the initiation of the designation process.
<input type="checkbox"/>		<input type="checkbox"/>	

\_\_\_\_\_  
Signature (at least 1 owner)

[Prepopulated]

\_\_\_\_\_  
Name of property owner(s)

[Prepopulated]

\_\_\_\_\_  
Property address (located in proposed district)

[Prepopulated]

\_\_\_\_\_  
Owner address (if different from above)

\_\_\_\_\_  
Telephone number (**required**)

# Designation Process – UDC 35-605



5

- **Historic & Design Review Commission**
  - Within 30 days of receipt of HPO recommendation

6

- **Zoning Commission**
  - Within 45 days of receipt of HDRC recommendation

7

- **City Council**
  - Within 45 days of receipt of Zoning recommendation

# Proposed Historic Districts



- Progress updates on our website:
  - [www.sanantonio.gov/historic](http://www.sanantonio.gov/historic)
    - ✦ Historic Sites
      - Historic Districts
        - Pending Districts

# Proposed Historic District: East French Place

- **Boundaries:**
  - East: Hwy 281
  - West: N St. Mary's St



# Proposed Historic District: East French Place

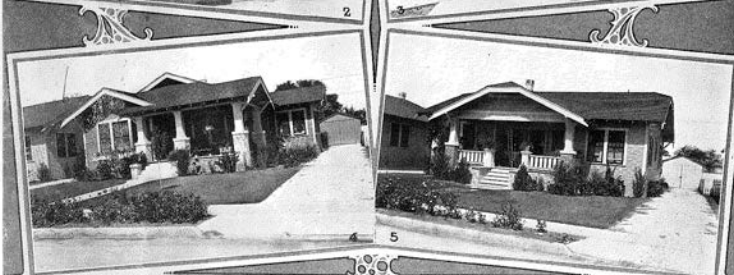


- **33 Properties**
  - 17 properties in support required to initiate public hearing process
- **Subdivided in 1922**
- **Previously bordered by Upper Labor Ditch on east**



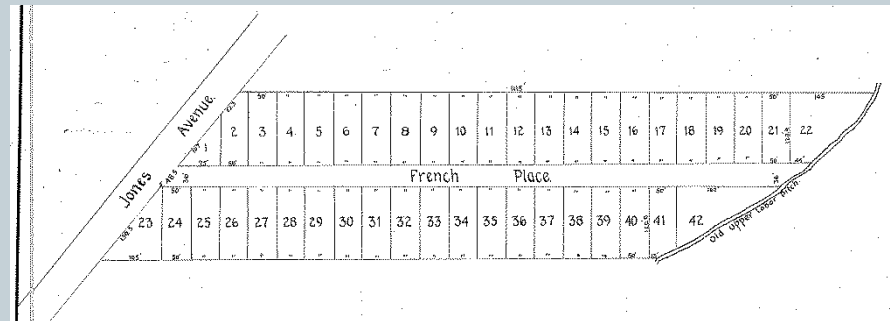
# Proposed Historic District: East French Place

RESIDENTIAL SAN ANTONIO



Typical Bungalow Homes built by H. C. Thorman, the Home Builder. These are ideal homes. The most modern ideas are incorporated in their interior construction and built-in features.

- c. 1922, all homes built by H.C. Thorman
- Craftsman bungalows
  - Clipped gables
  - Large porches with battered columns



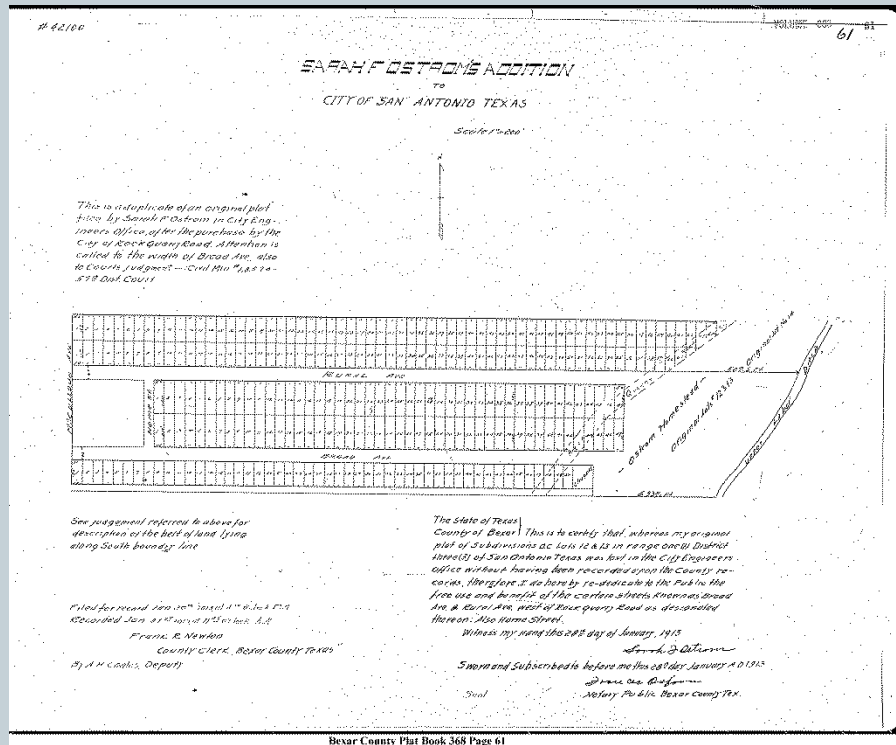


# Proposed Historic District: Mistletoe Area

- **Boundaries:**
  - East: Kings C t
  - West: McCullough



# Proposed Historic District: Mistletoe Area



- 98 Properties
  - 50 properties in support required to initiate public hearing process
- Subdivided in 1913 by Mrs. Sarah F. Ostrom, who owned a large farm in this area
- Previously called Broad Avenue, Mistletoe was renamed in 1924

# Proposed Historic District: East French Place



- Eclectic mixture of architectural styles
  - Craftsman
  - Folk Victorian
  - Tudor Revival
  - Vernacular Shotgun

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# Tax Incentives



## Owner-occupied

- All owner-occupied residential properties in new historic districts receive a 20% tax exemption on City taxes for 10 years.
- A five year extension is available as long as the same property owner remains in the house

## Substantial Rehabilitation

- Value of rehabilitation must be 30% of building's assessed value
- Residential
  - Option 1:
    - ✦ 10 year freeze at pre-improvement value
  - Option 2:
    - ✦ 5 year freeze at pre-improvement value, 5 year 50% of post-rehab value
- Commercial
  - Option 2 only

# Certificate of Appropriateness



## OHP – Administrative

- Basic maintenance
- Repairs
- Replacement with same materials & design
- Re-roofing with same type and color material
- Repainting with same or similar colors

## HDRC Hearing

- Exterior changes in materials or design
- New construction
  - Additions
  - Garages and driveways
  - Other accessory structures
- New signage
- New landscaping, lighting, fencing
- Demolition